

# **BUILDING PLAN & BUILDING RELATED TARIFFS**

# BUILDING PLAN COPY FEES AND BUILDING RELATED FEES TARIFFS PLAN COPY FEES

REF	CATEGORY	DESCRIPTION	2016/2017	% INCREASE
1.	Plan Copies	1.1 <u>Paper:</u> (Bonded Laser graphic 80g/m <sup>2</sup> , Black and White)		
		a) A4	R6.00 per copy	
		b) A3	R12.00 per copy	
		c) A2	R19.00 per copy	
		d) A1	R27.00 per copy	
		e) A0	R48.00 per copy	
		1.2 <u>Durester:</u> (Opaque Polyester Film, Black and White)		
		a) A2	R128.00 per copy	
		b) A1	R159.00 per copy	
		c) A0	R318.00 per copy	
		1.3 <u>Sepia:</u> (Transparent Polyester Film)		
		a) 841mm	R0.00 per m	Deleted

REF	CATEGORY	DESCRIPTION	2016/2017	% INCREASE
2.	Photostat Copies	2.1 <u>Paper:</u> (80g/m <sup>2</sup> , Black and White)		
		a) A4	R1.00 per copy	
		b) A3	R2.00 per copy	
		2.2 <u>Paper:</u> (80g/m <sup>2</sup> , Colour)		
		a) A4	R15.00 per copy	
		b) A3	R22.00 per copy	
		2.3 <u>Durester:</u> (Opaque Polyester Film, Black and White)		
		b) A4	R53.00 per copy	
		c) A3	R80.00 per copy	

# **DETERMINATION OF TARIFFS – BUILDING**

ITEM	CATEGORY	DESCRIPTION	2017/2018	% INCREASE
1.	Charge for the approval of building plans	<p>1.1 Charge for building plans (new buildings and additions). The surface area of the building is calculated at the level of each floor:</p> <p>a) For the first 100m<sup>2</sup> or part thereof.</p> <p>b) For the remaining part of the first 1000m<sup>2</sup> or part thereof.</p> <p>c) For the next 1000m<sup>2</sup></p> <p>d) In addition to the first 2000m<sup>2</sup>.</p> <p>e) For subsidised low cost housing projects of 100 houses and more of which the area of buildings on an erf is 100 m<sup>2</sup> or less.</p> <p>1.2 Plans of buildings of a special character and alterations to existing buildings.</p> <p>a) For internal alterations to existing buildings where a building plan is required.</p> <p>b) For minor building work for which a permit is issued (walls, fences, et cetera)</p> <p>c) For free standing wall on street frontage for which a building plan is required.</p>	<p>R435.00</p> <p>R562.00 per 50m<sup>2</sup> or part thereof</p> <p>R413.00 per 50m<sup>2</sup> or part thereof</p> <p>R341.00 per 50m<sup>2</sup> or part thereof</p> <p>R107 per erf per building plan</p> <p>R550.00 per structure</p> <p>R291.00 per application</p> <p>R550.00 per erf per application</p>	

ITEM	CATEGORY	DESCRIPTION	2016/17	% INCREASE
2.	Charges for street projections.	d) For building work of special character where a building plan is required in accordance with the National Building Regulations (chimneys, radio masts, church towers, et cetera)	R550.00 per structure	
		e) For the erection of carports or lean-to structures covered with shade net with area exceeding 40m <sup>2</sup> , where building plans are required.	R435.00 per structure	
		1.3 Plans of swimming pools.	R562.00 per pool	
		1.4 Examination of preliminary plans.	R347.00 for each hour or part thereof	
		2.1 The annual sum payable in respect of each street projection shall be paid to the Council in advance at the beginning of each calendar year by the owner of the building or the projection as the case may be, and shall be calculated as follows:		
		a) Veranda post at street level.	R40.00 per each post	
		b) Ground floor veranda.	R40.00 per m <sup>2</sup> or part thereof	
		c) First floor and each higher floor balconies.	R40.00 per m <sup>2</sup> or part thereof	
		d) Bay windows and show cases.	R82.00 per m <sup>2</sup> of plan area of projection or part thereof	

ITEM	CATEGORY	DESCRIPTION	2016/2017	% INCREASE
3.	Charges for the erection of hoardings, building materials et cetera on street portion.	e) All other projections or erections below, at or above pavement level, including foundation footings.	R40.00 per m <sup>2</sup> or part thereof	
		3.1 The charges payable for the erection of hoarding, fence, scaffolding and enclosure or planked shed where the enclosure overhang or cover a street portion.	R98.00 monthly per m <sup>2</sup>	
		3.2 The charges payable for building materials covering a street portion.	R98.00 monthly per m <sup>2</sup>	
		b) Additional charges to 3.2, payable for a refundable pavement deposit.	R282.00 per m <sup>2</sup>	





Vaal River City, the Cradle of Human Rights

## AMENDMENT OF TARIFF OF CHARGES IN RESPECT OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT, 103 OF 1977

DESCRIPTION	TARIFF 2017/2018	PROPOSED TARIFF
Erection of a temporary building in terms of Regulation F1(4)	To be introduced	R222.00
To authorize a permit for the demolition of a building	To be introduced	R640.00
Approval of cellular phone structures: 1.Greenfield 2.Roof top	R518.00 Not yet implemented Not yet implemented	R880.00 R698.00
Provisional authorization to occupy a building in terms of Section 14 (1A) of the National Building Regulations and Building Standards Act, 103 of 1977, as amended	To be introduced	Original: R3 756.00 Copy: R1 878.00
Applications for approval of previously approved plans that have lapsed	To be introduced	50% of the applicable fee
LPG installations	To be introduced	R210.00
Re-inspection Fee for all construction project	To be introduced	R205.00 for the 3 <sup>rd</sup> time the inspector goes out for inspection
As-Build application for approval	To be introduced	X3 according to m <sup>2</sup> e.g. 50m <sup>2</sup> = R410 x 3= R1 230.00

OFFENCE CODE	NUMBER OF SECTION	DESCRIPTION OF OFFENCE	FINE
	4(4)	Building without approved building plan.	<b>R1000</b>
	10(2)	Building in contravention of a notice prohibiting any building work.	<b>R1000</b>
	12(6)	Failure to demolish, alter or safeguard.	R500
	14(4) (a)	Occupy or use of building without occupation certificate.	R1000
	15(2)	Preventing a building control officer in the execution of his/her duties.	R1500
	19(2)	Prohibition on the use of certain building methods and materials.	R500
	A2 (3) (f)	Submit false or misleading information.	NAG
	A15 (5)	Failure to maintain, safeguard or service installation.	R500
	A17 (4)	Illegal or withdrawn certificate of identity.	
	A18 (5)	Failure to supervise and/or	R500



		control plumbing work.	
	A22 (4)	Failure to give notice of intention to commence erection or demolition of a building.	R1000
	A25 (2)	Use of a building for a purpose other than the purpose shown on approved plans.	R1000
	A25 (5)	Deviation from approved building plan.	R1000
	A25 (11)	Failure to comply with any provision of or any notice issued in terms of Regulation A25 General Enforcement.	R1000
	D4 (2)	Failure to safeguard a swimming pool.	R1000
	E1 (1)	Failure to apply for written permission for demolition.	R1000
	E1 (3)	Failure to safeguard demolition work.	R1500
	F1 (6)	Failure to comply with any provision of or any notice issued in terms of Regulation F1 Protection of the public.	R1500
	F6 (3)	Failure to control dust and noise.	R500
	F7 (5)	Failure to comply with any provision of or any notice issued in terms of Regulation F6 regarding the Cutting into, laying open and demolishing certain work.	R500
	F8 (2)	Failure to comply with a notice to remove waste material on site.	R500
	F9 (2)	Failure to comply with any provision of or any notice issued	R500

		in terms of Regulation F9 Cleaning of site.	
	F10 (7)	Failure to comply with any provision of or any notice issued in terms of Regulation F10 Builder's sheds.	R1000
	F11 (2)	Failure to comply with any provision of or any notice issued terms if Regulation F11 Sanitary facilities.	R500
	P1 (5)	Failure to comply with any provision of or any notice issued in terms of Regulation P1 Compulsory drainage building.	R500
	P3 (5)	Failure to comply with any provision of or any notice issued in terms of Regulation P3 Control of objectionable discharge.	R500
	P4 (2)	Failure to comply with any provision of or any notice in terms of Regulation P4 Industrial effluent.	R1000
	P5 (4)	Failure to comply with any provision of or any notice in terms of Regulation P5 Disconnections.	R500
	P6 (2)	Failure to comply with any provision of or any notice issued in terms of Regulation P6 Unauthorized drainage work.	R1000
	P7 (4)	Failure to comply with any provision of or any notice issued in terms of Regulations P7	R1000

		<b>Inspection and testing of drainage installations.</b>	
	<b>T2 (1)</b>	Failure to make and maintain adequate provision in terms of the requirements of Regulation T1 (1) (e) or failure to comply with relevant SABS specifications.	<b>R1000</b>
	<b>T2 (2)</b>	Obstructing or causing to be obstructed of an escape route.	<b>R1000</b>



**EMFULENI**  
**LOCAL MUNICIPALITY**

FORM: BC09-  
08b-00

**Building Control Department**

Emfuleni Local Municipality

Tel: +271 6950 5677

Fax: +271 6950 5620

PO Box 3

Vanderbijlpark

1900

**"For an Aesthetical, Safe and Well Structured  
Community Environment"**

**CHARGE FOR BUILDING PLAN APPROVAL (New buildings and additions).**  
The surface area of the building is calculated at the level of each floor

Effective from date:

**01 July  
2017**



BUILDING AREA (m <sup>2</sup> )	BUILDING FEE (Rand)	BUILDING AREA (m <sup>2</sup> )	BUILDING FEE (Rand)	BUILDING AREA (m <sup>2</sup> )	BUILDING FEE (Rand)	BUILDING AREA (m <sup>2</sup> )	BUILDING FEE (Rand)
001 to 100	435.00	2,001 to 2,050	19 146.00	4,001 to 4,050	32 789.00		
		2,051 to 2,100	19 485.00	4,051 to 4,100	33 130.00		
101 to 150	999.00	2,101 to 2,150	19 828.00	4,101 to 4,150	33 471.00		
151 to 200	1 561.00	2,151 to 2,200	20 169.00	4,151 to 4,200	33 728.00		
201 to 250	2 124.00	2,201 to 2,250	20 510.00	4,201 to 4,250	34 153.00		
251 to 300	2 689.00	2,251 to 2,300	20 851.00	4,251 to 4,300	34 494.00		
301 to 350	3 251.00	2,301 to 2,350	21 190.00	4,301 to 4,350	34 835.00		
351 to 400	3 812.00	2,351 to 2,400	21 533.00	4,351 to 4,400	35 177.00		
401 to 450	4 378.00	2,401 to 2,450	21 874.00	4,401 to 4,450	35 518.00		
451 to 500	4 940.00	2,451 to 2,500	22 215.00	4,451 to 4,500	35 858.00		
501 to 550	5 502.00	2,501 to 2,550	22 556.00	4,501 to 4,550	36 199.00		
551 to 600	6 067.00	2,551 to 2,600	22 895.00	4,551 to 4,600	36 540.00		
601 to 650	6 630.00	2,601 to 2,650	23 238.00	4,601 to 4,650	36 882.00		
651 to 700	7 191.00	2,651 to 2,700	23 579.00	4,651 to 4,700	37 223.00		
701 to 750	7 755.00	2,701 to 2,750	23 920.00	4,701 to 4,750	37 563.00		
751 to 800	8 319.00	2,751 to 2,800	24 261.00	4,751 to 4,800	37 904.00		
801 to 850	8 882.00	2,801 to 2,850	4 602.00	4,801 to 4,850	38 245.00		
851 to 900	9 443.00	2,851 to 2,900	24 943.00	4,851 to 4,900	38 588.00		
901 to 950	10 008.00	2,901 to 2,950	25 284.00	4,901 to 4,950	38 928.00		
951 to 1,000	10 571.00	2,951 to 3,000	25 626.0	4,951 to 5,000	39 269.00		

1,001 to 1,050	10 982.00	3,001 to 3,050	25 967.00	5,001 to 5,050	39 610.00
1,051 to 1,100	11 395.00	3,051 to 3,100	26 309.00	5,051 to 5,100	39 951.00
1,101 to 1,150	11 806.00	3,101 to 3,150	26 651.00	5,101 to 5,150	40 294.00
1,151 to 1,200	12 217.00	3,151 to 3,200	26 991.00	5,151 to 5,200	40 634.00
1,201 to 1,250	12 629.00	3,201 to 3,250	27 331.00	5,201 to 5,250	40 976.00
1,251 to 1,300	13 041.00	3,251 to 3,300	27 672.00	5,251 to 5,300	41 315.00
1,301 to 1,350	13 452.00	3,301 to 3,350	28 014.00	5,301 to 5,350	41 656.00
1,351 to 1,400	13 864.00	3,351 to 3,400	28 355.00	5,351 to 5,400	41 999.00
1,401 to 1,450	14 276.00	3,401 to 3,450	28 696.00	5,401 to 5,450	42 339.00
1,451 to 1,500	14 686.00	3,451 to 3,500	29 036.00	5,451 to 5,500	42 681.00
1,501 to 1,550	15 099.00	3,501 to 3,550	29 377.00	5,501 to 5,550	43 021.00
1,551 to 1,600	15 511.00	3,551 to 3,600	29 719.00	5,551 to 5,600	43 361.00
1,601 to 1,650	15 922.00	3,601 to 3,650	30 060.00	5,601 to 5,650	43 704.00
1,651 to 1,700	16 334.00	3,651 to 3,700	30 401.00	5,651 to 5,700	44 044.00
1,701 to 1,750	16 745.00	3,701 to 3,750	30 741.00	5,701 to 5,750	44 386.00
1,751 to 1,800	17 157.00	3,751 to 3,800	31 082.00	5,751 to 5,800	44 726.00
1,801 to 1,850	17 570.00	3,801 to 3,850	31 424.00	5,801 to 5,850	45 067.00
1,851 to 1,900	17 980.00	3,851 to 3,900	31 765.00	5,851 to 5,900	45 409.00
1,901 to 1,950	18 392.00	3,901 to 3,950	32 108.00	5,901 to 5,950	45 749.00
1,951 to 2,000	18 805.00	3,951 to 4,000	32 448.00	5,951 to 6,000	46 092.00



